





Property Description

Situated in the highly sought-after AL9 area and within easy reach of Hatfield station, this chain-free two double bedroom mid-terrace home presents an excellent opportunity for buyers looking to create a property tailored to their own tastes and requirements.

Offering well-proportioned accommodation throughout, the home would benefit from some modernisation, making it ideal for first-time buyers, investors, or those seeking a project with great potential.

The property features two generous double bedrooms, providing versatile living arrangements for couples, small families, guests, or those working from home. The spacious layout offers a solid foundation for improvement, allowing purchasers to add value and personalise the interior to suit modern lifestyles.

Externally, the home benefits from allocated parking and a garage, providing valuable off-street parking, additional storage, or potential workshop space.

Conveniently positioned close to local amenities, transport links, and Hatfield station, the property is particularly well suited to commuters travelling into London and surrounding areas.

Lounge/ Diner

13' 5" x 13' 1" (4.09m x 3.99m)

Kitchen

9' 3" x 9' 3" (2.82m x 2.82m)

Bedroom 1

11' 2" x 10' 8" (3.40m x 3.25m)

Bedroom 2

9' 6" x 7' (2.90m x 2.13m)

Bathroom

6' 6" x 6' 4" (1.98m x 1.93m)

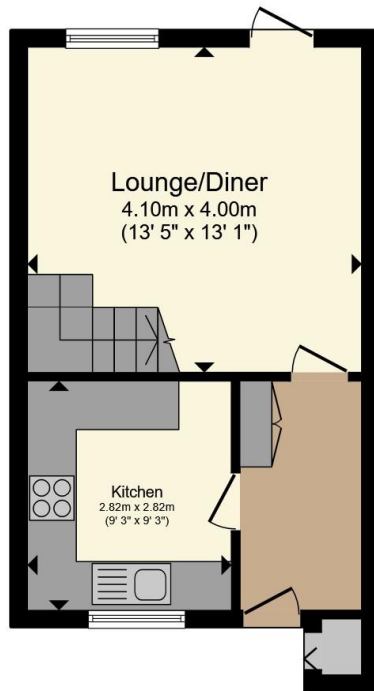
Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

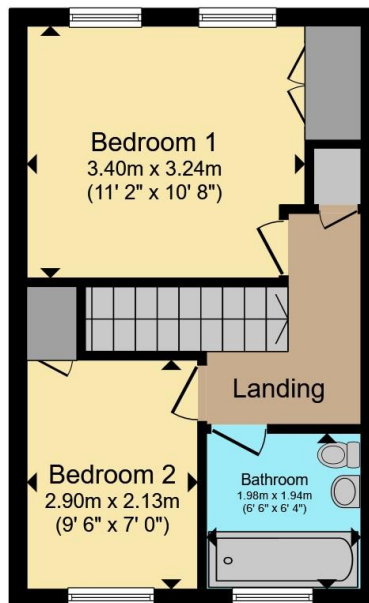
Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 57.1 m² (615 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: Council Tax
Awaited Band: C

view this property online connells.co.uk/Property/WWY307841

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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